

**CITY OF PALM BEACH GARDENS  
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING  
CITY HALL COUNCIL CHAMBERS  
NOVEMBER 28, 2023 @ 2:00 P.M.**

<b>Special Magistrate:</b>	<b>Kevin Wagner</b>
<b>Code Compliance Attorney:</b>	<b>Jeffery Jones</b>
<b>Neighborhood Services Director:</b>	<b>J.R. Evans</b>
<b>Code Compliance Operations Manager:</b>	<b>Ismael Vasquez</b>
<b>Recording Secretary:</b>	<b>Marie Anselm</b>
<b>Code Compliance Officers:</b>	<b>Doris Bainter</b>
	<b>Maximillion Lewis</b>
	<b>Machelle St. Clair</b>
	<b>Mary Zarek</b>
	<b>Kathryn Hunter-Stiles</b>
	<b>Michael Orloksy</b>
	<b>Samuel Wilson</b>

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. FIRE & POLICE DEPARTMENT CODE COMPLIANCE CASES**

<b>A. VIOLATION HEARING</b>	<b>(NONE)</b>
<b>B. FINE ASSESSMENTS</b>	<b>(NONE)</b>
<b>C. REPEAT VIOLATIONS</b>	<b>(NONE)</b>

**IV. CODE COMPLIANCE CASES**

<b>A. REPEAT VIOLATIONS</b>	<b>(NONE)</b>
<b>B. VIOLATION HEARING</b>	
<b>C. STATUS HEARING</b>	<b>(NONE)</b>
<b>D. FINE ASSESSMENTS</b>	

**V. FINE REDUCTIONS**

<b>VI. STIPULATION AGREEMENTS</b>	<b>(NONE)</b>
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<b>VII. FORECLOSURE AUTHORIZATION HEARINGS</b>	<b>(NONE)</b>
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**VIII. ADJOURNMENT**

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**IV. CODE COMPLIANCE CASES**

**B. VIOLATION HEARING**

**1. CASE NUMBER:**  
**CODE-23-07-015753**

**OWNER/RESPONDENT:**

BAY HILL ESTATES PROPERTY OWNERS ASSOCIATION INC  
13350 W COLONIAL DR  
STE 330  
WINTER GARDEN, FL 34787

**VIOLATION LOCATION:**

BAYHILL ESTATES – SE CANAL

**PCN#:** 52-41-42-26-00-000-1060

**LEGAL:** 26-42-41, E 60 FT & S 60 FT OF W 1290 FT OF E 1350 FT

**CODE SECTION VIOLATED:**

**62-7 – RIGHT-OF-WAY BLOCKAGE**

**SENIOR CODE OFFICER:**

KATHRYN HUNTER-STILES

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**2. CASE NUMBER:**  
**CODE-23-11-016154**

**OWNER/RESPONDENT:**

INTERVEST-NORTHMIL LIMITED PARTNERSHIP  
1140 HOLLAND DRIVE  
SUITE 1  
BOCA RATON, FL 33487

**VIOLATION LOCATION:**

4367 NORTHLAKE BLVD  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-13-25-000-0010

**LEGAL:** NORTHMIL PLAZA ALL OF PL (LESS PARS 2 & 5 K/A ALBERTSONS  
& WENDYS & S 5 FT NORTHLAKE BLVD R/W)

**CODE SECTION VIOLATED:**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
PROPERTY**

**SENIOR CODE OFFICER:**

DORIS BANTER

- 3 -

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**3. CASE NUMBER:**  
**CODE-23-08-015887**

**OWNER/RESPONDENT:**

IVT PGA PLAZA PALM BCH GARDENS 1031 LLC  
C/O INVENTRUST PROPERTIES CORPORATION  
3025 HIGHLAND PKWY  
STE 350  
DOWNERS GROVE, IL 60515

**VIOLATION LOCATION:**

2500 PGA BLVD  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-05-39-001-0030

**LEGAL:** PGA PLAZA NLY 200 FT OF ELY 200 FT OF PAR A

**CODE SECTION VIOLATED:**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
PROPERTY**

**SENIOR CODE OFFICER:**

DORIS BANTER

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**4. CASE NUMBER:**  
**CODE-23-06-015701**

**OWNER/RESPONDENT:**

ADAM J MANERA  
3250 MERIDIAN WAY S  
APT D  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

3250 MERIDIAN WAY S  
APT D  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-07-02-206-0114

**LEGAL:** MERIDIAN PARK PT OF LT 6 BLK 2 IN OR2581P492 A/K/A UNIT D  
BLDG 11 OF SANDALWOOD

**CODE SECTION VIOLATED:**

**86-27 – EXHIBIT A SECTION 105.1 REQUIRED**

**CODE OFFICER:**

MACHELLE ST. CLAIR

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**5. CASE NUMBER:**  
**CODE-23-05-015533**

**OWNER/RESPONDENT:**

BEAUMONT PLACE POA INC  
C/O ELIZABETH ARNOLD  
116 BEAUMONT LN  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

BEAUMONT LN  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-01-08-001-0000

**LEGAL:** BEAUMONT PLACE TRACTS A & B

**CODE SECTION VIOLATED:**

**78-344 – CONSTRUCTION AND MAINTENANCE**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
PROPERTY**

**SENIOR CODE OFFICER:**

MARY ZAREK

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**D. FINE ASSESSMENT**

**1. CASE NUMBER:**  
**CODE-23-06-015651**

**OWNER/RESPONDENT:**

CRAIG HALLONQUIST EST  
4409 EMPRESS ST  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

4409 EMPRESS ST  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-13-06-037-0250  
**LEGAL:** PALM BEACH SQUARE UNIT 6 LOT 25 BLK 37

**CODE SECTION VIOLATED:**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
PROPERTY**

**CODE OFFICER:**

**MAXIMILLION LEWIS**

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**2. CASE NUMBER:**  
**CODE-23-09-015919**

**OWNER/RESPONDENT:**

ASHLEY VAN ARSDALE  
10017 DAPHNE AVE  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

10017 DAPHNE AVE  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-07-01-056-0140

**LEGAL:** CITY OF PALM BEACH GARDENS 5 LOT 14 BLK 56

**CODE SECTION VIOLATED:**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
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**CODE OFFICER:**

MACHELLE ST. CLAIR

**- 8 -**

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**3. CASE NUMBER:**  
**CODE-23-04-015428**

**OWNER/RESPONDENT:**

KATHLEEN S JUDGE & HEATHER M JUDGE  
9809 DOGWOOD AVE  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

9809 DOGWOOD AVE  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-18-04-023-0212

**LEGAL:** PALM BEACH GARDENS CITY OF PL 3 PT OF LT 21 IN OR887P1049 &  
LT 23 BLK 23

**CODE SECTION VIOLATED:**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
PROPERTY**

**CODE OFFICER:**

MACHELLE ST. CLAIR

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**4. CASE NUMBER:**  
**CODE-23-05-015483**

**OWNER/RESPONDENT:**

GEJ PALM BEACH WEST LLC  
120 WHITE PLAINS RD STE 110  
TARRYTOWN, NY 10591

**VIOLATION LOCATION:**

5500 PGA BLVD  
PALM BEACH GARDENS, FL 33418

PCN#: 52-42-42-11-32-005-0000  
LEGAL: PGA COMMONS PL 1 TR E K/A COMMERCIAL

**CODE SECTION VIOLATED:**

**78-276 – PERMITS REQUIRED, FEES, AND REVOCATION**

**78-284 – PROHIBITED SIGNS AND PROHIBITED SIGN LOCATIONS**

**78-285 – PERMITTED SIGNS**

**78-286 – ILLUMINATION**

**SENIOR CODE OFFICER:**

MARY ZAREK

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**5. CASE NUMBER:**  
**CODE-23-03-015405**

**OWNER/RESPONDENT:**

GARDENS PLAZA VENTURE LLC  
C/O FONDO ATLAS LLC  
2030 S DOUGLAS RD  
STE 209  
MIAMI, FL 33134

**VIOLATION LOCATION:**

7100 FAIRWAY DR  
PALM BEACH GARDENS, FL 33418

**PCN#:** 52-42-42-10-19-001-0010

**LEGAL:** PGA NATIONAL SHOPS ON THE GREEN PT OF PAR 1 K/A PAR 1-A IN  
OR25566P153

**CODE SECTION VIOLATED:**

**78-276 – PERMITS REQUIRED, FEES, AND REVOCATION**

**78-284 – PROHIBITED SIGNS AND PROHIBITED SIGN LOCATIONS**

**78-285 – PERMITTED SIGNS**

**78-286 – ILLUMINATION**

**78-344 – CONSTRUCTION AND MAINTENANCE**

**SENIOR CODE OFFICER:**

MARY ZAREK

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**V. FINE REDUCTIONS**

**1. CASE NUMBER:**  
**CODE-23-01-015136**

**OWNER/RESPONDENT:**

EXCEL GARDENS LLC  
10920 VIA FRONTERA  
STE 220  
SAN DIEGO, CA 92127

**VIOLATION LOCATION:**

11701 LAKE VICTORIA GARDENS AVE  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-43-42-06-30-001-0000  
**LEGAL:** DOWNTOWN PALM BEACH GARDENS TR A

**CODE SECTIONS VIOLATED:**

**78-262 – STANDARDS FOR ARTWORK**

**78-742 – REMEDIES**

**SENIOR CODE OFFICER:**

**DORIS BANTER**

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**2. CASE NUMBER:**  
**CODE-21-06-013616**

**OWNER/RESPONDENT:**

THE WILSON FAMILY TRUST  
4390 GOLFERS CIR W  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

4390 GOLFERS CIR W  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-12-03-000-0092  
**LEGAL:** GOLFERS VILLAGE E 1/2 OF LT 9

**CODE SECTION VIOLATED:**

**79-5 – MAINTENANCE AND APPEARANCE STANDARDS FOR ALL REAL  
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**CODE OFFICER:**

MACHELLE ST. CLAIR

**- 13 -**

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**3. CASE NUMBER:**  
**CODE-22-06-014618**

**OWNER/RESPONDENT:**

THE WILSON FAMILY TRUST  
4390 GOLFERS CIR W  
PALM BEACH GARDENS, FL 33410

**VIOLATION LOCATION:**

4390 GOLFERS CIR W  
PALM BEACH GARDENS, FL 33410

**PCN#:** 52-42-42-12-03-000-0092  
**LEGAL:** GOLFERS VILLAGE E 1/2 OF LT 9

**CODE SECTION VIOLATED:**

**86-27 – EXHIBIT A SECTION 105.1 REQUIRED**

**CODE OFFICER:**

MACHELLE ST. CLAIR

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**VIII. ADJOURNMENT**

**FUTURE HEARING DATES**

**DECEMBER – \*HAPPY HOLIDAYS\***

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**JANUARY 23, 2024**

**FEBRUARY 27, 2024**

**MARCH 26, 2024**

**APRIL 23, 2024**

**MAY 21, 2024**

**JUNE 25, 2024**

**JULY 23, 2024**

**AUGUST 27, 2024**

**SEPTEMBER 24, 2024**

**OCTOBER 22, 2024**

**NOVEMBER 19, 2024**

**DECEMBER – TBD**

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